

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 23, 2005

ITEM NO. 10

CASE NUMBER/
PROJECT NAME

16-DR-2005
Airpark Office/Showroom

LOCATION

15425 N. Greenway-Hayden Loop (southwest corner of Greenway-Hayden Loop and 76th Street, north of Greenway Road).

REQUEST

Request approval of site plan and elevations for three single story retail buildings.

OWNER

Loop 76, LLC
480-948-4142

ENGINEER

Hunter Engineering
480-991-3985

ARCHITECT/
DESIGNER

DFD CornoyerHedrick
602-381-4739

APPLICANT/
COORDINATOR

Nicola Possas
DFD CornoyerHedrick
602-381-4739

BACKGROUND

Zoning.

The site is zoned I-1 (Industrial Park) District. This district allows manufacturing, warehouse, furniture stores and office uses. Retail sales that are directly related to the primarily manufacturing, assembly or contractor use are permitted but are limited to a maximum of 10% or 1,000 square feet (whichever is less) of the primary use. Showrooms of goods and products are considered as a part of the warehouse or storage area if separated from the retail areas.

Context.

The site is located in the Scottsdale Airpark.

Adjacent Uses:

- North: Greenway Hayden Loop (minor arterial), with developed I-1 properties containing office warehouse uses.
- South: Greenway Road (local Industrial), with I-1 (C) office, warehouse and hanger uses.
- East: 76th Street (local Industrial), with office warehouse uses, and I-1 District zoning.
- West: adjoining office warehouse uses, with a shared driveway with this site along the common property line.

APPLICANT'S
PROPOSAL

Applicant's Request.

The request is to develop a three-building design center consisting of office, warehouse, showroom, and display area on the undeveloped site. Site access is from a shared driveway with the property to the west onto both Greenway-Hayden Loop to the north and Greenway Road to the south, with an additional access from 76th Street east of the site. Parking is provided around the perimeter of the site, as well as the interior of the buildings which are configured with

fronts and public access oriented toward the streets, and service entries, roll-up doors, loading areas, employee parking, and refuse pick-up toward the rear. The buildings maintain a minimum 80-foot setback from each of the streets and about 40 feet from the western property line. The northern building is 583 feet long with a varied facade using step backs, protrusions, roof forms and heights, styles and materials to provide interest to the structure.

The design of the buildings is modern southwest architecture using tan, brown, gray and green EIFS walls with cultured stone columns and details. Other features include: limited EIFS wainscot; store front windows with bronze mullions; painted metal shade canopies or trellis features over all glass areas; parapet roof and standing seam metal roof at entry features. A minimum 10-foot wide base planting area is provided around the outside (non-loading or service access) portions of all buildings containing lush style desert landscaping including Palo Verde, Mesquite, Sweet Acacia and Live Oak Trees plus Saguaro, Desert Spoon, Red Yucca and other suitable materials. No turf is provided. Pedestrian connections link each of the buildings and connect to adjacent streets. A combination of underground storage and walled retention basins along street frontages is provided.

Development Information:

- Existing Use: Undeveloped site.
- Proposed Use: Design Center with office, warehouse, showroom and display area.
- Parcel Size: 9.02 acres.
- Building Floor Area: 145,836 (Building A = 98,861, Building B = 25,529, and Building C = 21,446 square feet).
- Building Height Allowed/Proposed: 36 feet, 32 feet proposed, with 36 feet to the top of the entry feature.
- Parking Required/Provided: 323 / 323.
- Open Space Required/Provided: 70,779 / 109,409 square feet
- FAR: 0.37.
- Number of Units/ Density: N/A
- Total Square Footage: 42,719 square feet of office and 103,117 square feet of warehouse (including 70,235 square feet of showroom area), being single story buildings with some mezzanine areas

DISCUSSION

The proposal is to develop the relatively large, vacant lot located in the Scottsdale Airpark with a design center oriented toward professional architects, contractors and interior designers to work, view and acquire goods and materials for interior and exterior design and styling of residential and commercial construction projects. The proposal appears to be compatible and suitable to this area.

KEY ISSUES

- Building A contains a long frontage along Greenway-Hayden Road.
- Significant areas of walled retention basins are provided along street frontages.
- Access and loading is provided internal to the site due to the orientation

of the building.

- The applicant has contacted neighbors within 300 feet of the site. No community opposition has been received to this case.

OTHER BOARDS AND COMMISSIONS

- Case 63-ZN-1978 zoned this area to I-1 (Industrial Park) District in 1978.

STAFF RECOMMENDATION

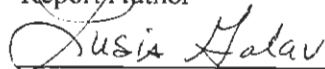
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Al Ward
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward
Report Author



Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Floor Plans
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 04/08/05

Project No.: 533 - PA - 2004

Coordinator: Suzanne Colver

Case No.: _____

Project Name: Airpark Office/Retail

Project Location: SW Corner of Greenway Hayden Loop and 76th Street

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 Proposed Zoning: same

Number of Buildings: 3 Parcel Size: 10.73 acres

Gross Floor Area/Total Units: 145,836 Floor Area Ratio/Density: 0.37

Parking Required: 323 Parking Provided: 323

Setbacks: N - 50' S - 50' E - 50' W - N/A

Description of Request:

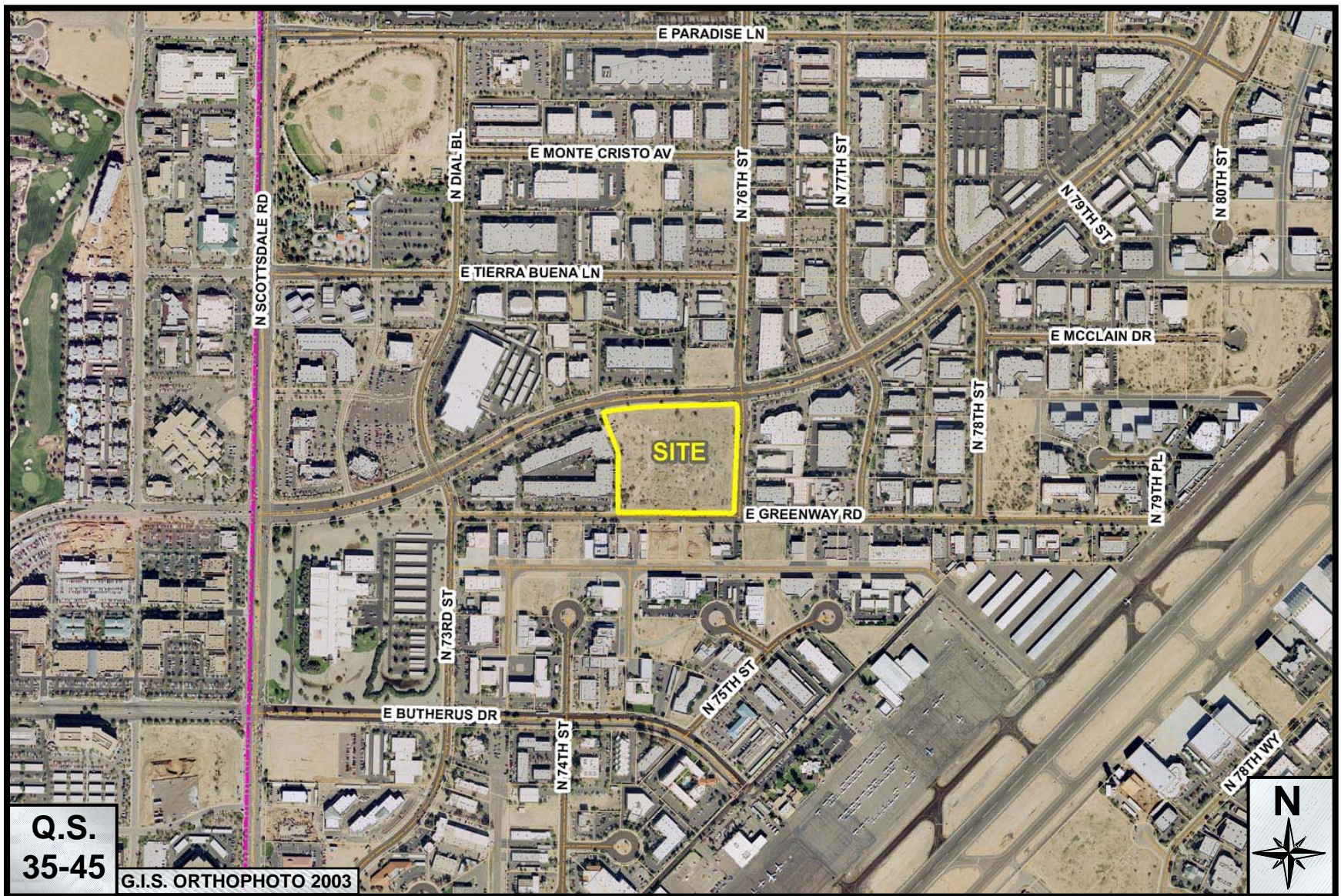
Airpark Design Center has been conceived as a destination design center for professional architects and interior designers. The façade of Building A is well articulated with stone columns and recesses in the front plane. Buildings B and C use the same vernacular to a more limited extent as they are not intended to have the same level of public interface. The retail spaces in Building A are intended for furniture stores, custom and conventional, with the mezzanine space above intended to house the related business offices (accounting departments, sales departments, etc). Buildings B and C are single story structures intended to be used for the receipt and limited storage of the furniture sold in the adjacent Building A. The central area between the buildings is intended for deliveries, trash service and possibly some staff parking. This area is not intended to service the public. Roll up doors with an adjacent man door can be found at regular intervals along the south side of Building A as well as both Buildings B and C.

The primary pedestrian access will be to the north side of Building A. The pedestrian experience is highlighted by pathways made of pavers with a central drop off area. These pathways are shaded with trees, a variety of canopies from the building and enhanced by colorful ground cover planting. The landscape is artfully lit for an equally pleasant evening experience.

The property slopes from the Northeast to the Southwest with a grade change of approximately 8 feet. Part of the required retention will be underground (approved by Bill Erickson) and the remainder is distributed predominately around the perimeter of the property. Screen walls matching the EIFS surface of the building form an interrupted retaining wall to the north and screen walls to the south.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Airpark Office/showroom



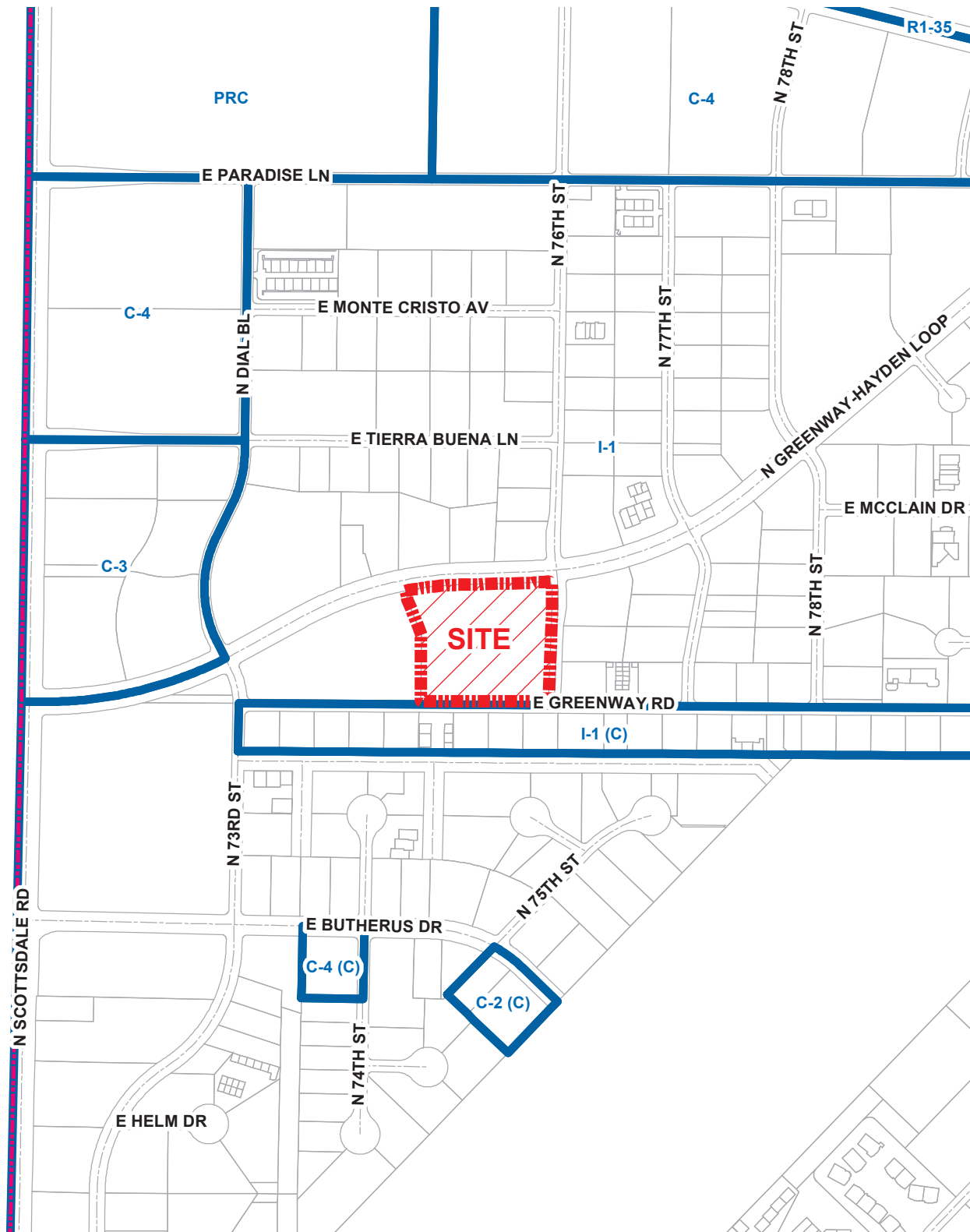
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35-45

G.I.S. ORTHOPHOTO 2003

Airpark Office/showroom

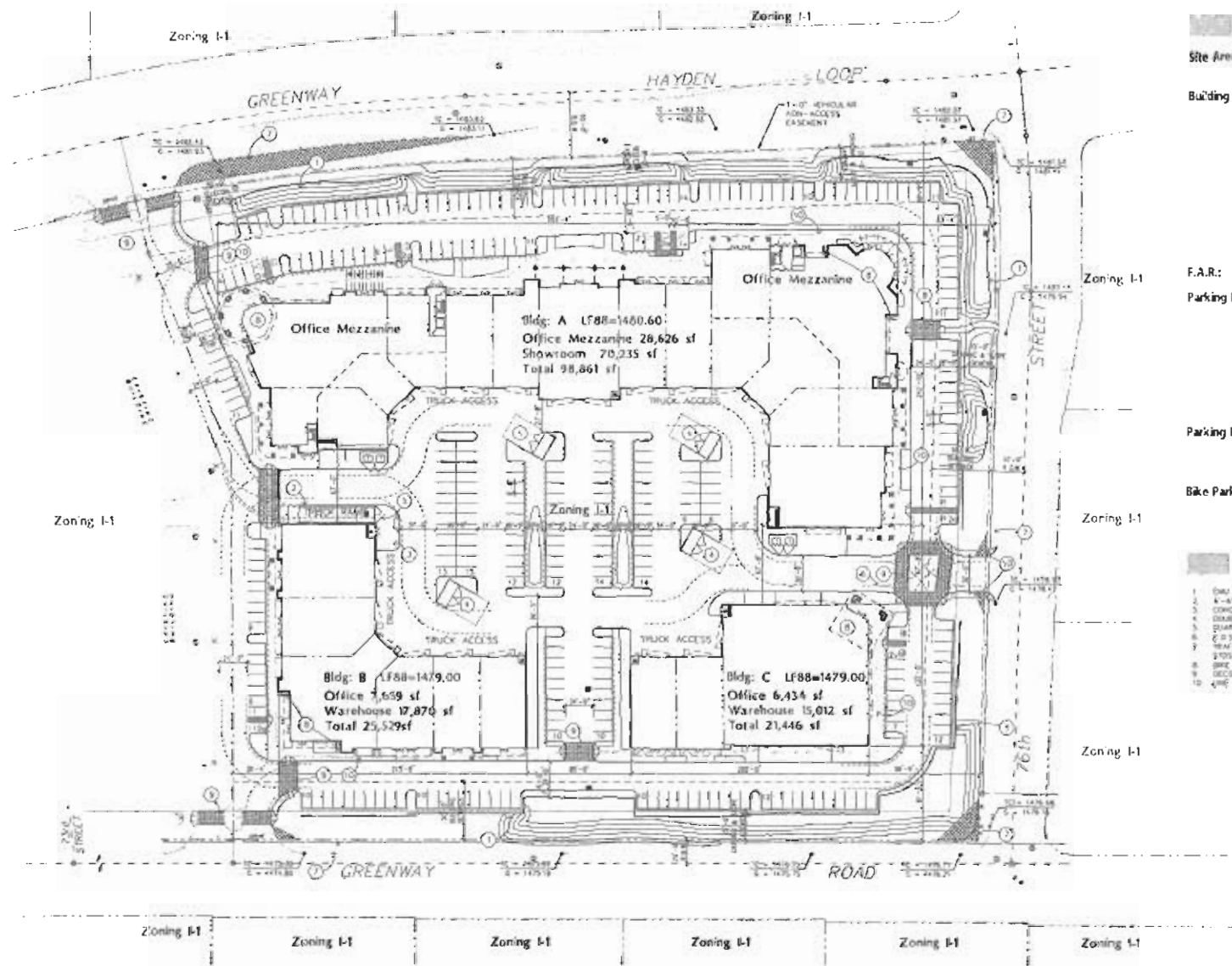
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ATTACHMENT #2A



16-DR-2005

ATTACHMENT #3



Site Area: 10.73 acres (gross 467,519sf)
9.02 acres (net 393,285 sf)

Building Area:

Building	Warehouse	Office	Total
Building A	70,235 sf	28,626 sf	98,861 sf
Building B	17,870 sf	7,659 sf	25,529 sf
Building C	15,012 sf	6,434 sf	21,446 sf

F.A.R.: 0.37 (net site)

Parking Required:
140 spaces (1/300 sf Office per C.O.S.)
142 spaces (1/500 sf Showroom per C.O.S.)
41 spaces (1/800 sf Warehouse per C.O.S.)
323 spaces (Total Required)

Accessible Parking Required:
323 x .04 = 12.92
10 Accessible 3 Van Accessible

Parking Provided:
310 spaces + 13 Accessible
10 Accessible & 3 Van Accessible
Total 323 (2.2 per 1000gsf)

Bike Parking Req'd: 1/10 Parking Spaces = 32.3 = 32.3 spaces req'd
32 spaces provided

1. ONE PARKING SCREEN WALL 1'-0" MIN 3'-0" ABOVE PARKING SURFACE
2. 4'-0" HIGH SCREENWALL AROUND TRUCK RAMP
3. CONCRETE PAD AT GRADE FOR OFF-LOADING
4. DOUBLE REUSE ENCLOSURE (CONCRETE) PER C.O.S. 5th DECK NO. 2147-1
5. GUARDRAIL GATE
6. C.O.S. FIRE TRUCK TURNING RADIUS 27' HOSE RADIUS 27' OUTSIDE RADIUS
7. TRAFFIC SAFETY VISIBILITY TRIANGLE (HIV) AS INDICATED 30'X35' PER C.O.S. DESIGN 2105 SEC. 31
8. SIDE ROCKS - 22 REQUIRED (1 PER 40 PARKING SPACES) - 22 PROVIDED
9. DECORATIVE PAVING INDICATING PEDESTRIAN PATH OF TRAVEL
10. 4"X6" INDICATES PATH OF PEDESTRIAN TRAVEL

Site Map



Site Plan

DESIGNED BY
PREPARED BY
CHECKED BY
APPROVED BY
DATE
SCALE

Airpark Design Center
Scottsdale, Arizona

DRB # - 16-DR-2005

16-DR-2005
REV: 5/5/2005

5/5/2005

1. ALL PLANTING IS TO BE DONE IN UNDEVELOPED GRASSY, ESTABLISHED SOIL.
2. PLANTING DENSITY: 1/8" SPACING, 2" THICK, 20' GRASSY EXPOSED OR EQUAL, APPLIED FROM PRE-EXISTENT PERMITS.
3. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BEGINNING INSTALLATION. DISCREPANCIES SHALL BE IDENTIFIED PRIOR TO LANDSCAPE ARCHITECT'S SIGNATURE IN WRITING.
4. NO PLANT SPECIFICATIONS ALLOWED UNLESS IN WRITING.
5. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
6. LANDSCAPE ARCHITECT TO APPROVE AND RECEIVE THE BIDD TO REFLECT ART PLANT HAVING BEING UNACCEPTABLE.
7. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE BIDD AND THE LANDSCAPE ARCHITECT'S APPROVAL, THE LANDSCAPE ARCHITECT IS RESPONSIBLE TO BEGINNING WORK.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO FURNISH PRECISELY PRODUCT SPECIFICATIONS, DIMENSIONS, PLANT LIST(S) AS PROVIDED FOR CONTRACTOR'S CONFORMANCE.
9. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE 4" BELOW EXISTING GRADE.
10. EXISTING GRADE, PAVING, CURBING, ETC.
11. GROUND COVER AND/OR GRASS SHALL EXTEND UNLESS SHOWN OTHERWISE.
12. ALL LANDSCAPING IS TO BE DONE SO THAT ALL WATER DRAINAGE BEHIND OR TO ALL STRUCTURES.
13. ALL LANDSCAPING MATERIALS, PLANTS, TREES AND SOIL TO BE LOCATED PRIOR TO BEGINNING.
14. ALL MATERIALS TO BE GUARANTEED FOR ONE YEAR AFTER COMPLETION.
15. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS WHETHER IT IS SHOWN ON THE PLANS OR NOT.
16. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES, SHRUBS AND MATERIALS, PRIOR TO BEGINNING INSTALLATION.
17. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
18. ALL PLANTING MATERIALS AT 1'-0" AS SHOWN ON PLAN.
19. ALL PLANTING IS TO BE "SURFACE SET" GRASSY, 20' GRASSY EXPOSED OR EQUAL, APPLIED FROM PRE-EXISTENT PERMITS.
20. ALL DRAINAGE / SCOURERS TO HAVE 1'-0" 1'-0" RIVER ROCK.
21. LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL, NEW PLANTING MATERIAL, EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION.
22. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION.
23. ALL WEEDS TO BE REMOVED, "GROWING ONLY" OR "TALL" PLANT LIST IS PROVIDED TO ONE PLANT FOR SYMBOL, OPTIONAL PLANT SPECIES ARE REFERRED TO IN THE EVENT THAT THE MAIN PLANT IS UNAVAILABLE.
24. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN PLANT LIST(S) AS PROVIDED FOR CONTRACTOR'S CONFORMANCE.
25. ART EXISTING PLANT MATERIAL, NEW SHRUBS TO BE REMOVED



PLANTING PLAN		SHT./CITY/COMMENT
	EXISTING TREE TO REMAIN	1 CITY
	EXISTING TREE TO REMOVE NUMBERS CORRESPOND WITH DESIRED VERDE PLANT SV.	5 CITY
	EXISTING TREE TO RELOCATE NUMBERS CORRESPOND WITH DESIRED VERDE PLANT SV.	8 CITY
	RELOCATED TREE FROM SITE PER DIRECTION OF L. ARCH. NUMBERS CORRESPOND WITH DESIRED VERDE PLANT SV.	8 CITY
	PANORAMA x "DESERT MUSEUM" "DESERT MUSEUM" PALM VERDE	4" CAL/11 CITY LOW-BREAK/WATCHED
	SPECIMEN PANORAMA x "DESERT MUSEUM" "DESERT MUSEUM" PALM VERDE	2" CAL/15 CITY LOW-BREAK/WATCHED
	PROSPERO JEJUNIFLORA NATIVE MESQUITE	1" CAL/2" CAL/36 CITY LOW-BREAK/WATCHED 16-1"18-2"2"2" PLAIN
	PROSPERO HYBRID PROSPERO "BORNLESS" MESQUITE	1" CAL/2" CAL/19 CITY LOW-BREAK/WATCHED 14-1"15-2"2"2" PLAIN
	ACACIA FARNESIANA WHITE ACACIA	1" CAL/15 CITY LOW-BREAK/WATCHED 5-1"10-2"2"2" PLAIN
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	1.25" CAL/14 CITY STANDARD/WATCHED
	ACER/SHRUBS	SHT./CITY/COMMENT
	EXISTING SAGUARO (CITY SITE)	
	DAUGHTER WHEELER DESERT SPONGE	5 GAL/84 CITY
	NEPENTHES FARFOLIA RED YUCCA	5 GAL/43 CITY
	SPURGE CRISTIANO (SILVERMAN'S) PINKY PLANT	15 GAL/35 CITY 8-10 GAL MIN.
	DIAPHYCIS CHIMENIS "VISTA" COMPACT JORDAN	5 GAL/88 CITY
	JUSTICE CALIFORNICA CHAMPAGNE	5 GAL/88 CITY
	LEUCOPHYLLUM LAMNARACE RED BROWN SAGE	5 GAL/123 CITY
	LEUCOPHYLLUM FRUTESCENS "COMPACT" COMPACT TEXAS RUBBER	5 GAL/194 CITY
	BUELLIA PERUVIENSIS DESERT BUELLIA	5 GAL/189 CITY
	LARREA TRIDENTATA CREOSOTE BUSH	15 GAL/225 CITY
	MUNLEBERGIA RUPEA DEER GRASS	5 GAL/33 CITY
	AGAVE COMPLANATA THIN-FLOWERS AGAVE	5 GAL/15 CITY
	BOUQUINILLA SP. BOUQUIN KART BOUQUINILLA	5 GAL/11 CITY
	ORCHIDACEAE	SHT./CITY/COMMENT
	AMORPHOSA DIOXIDEA/ONCELA FARNESIA 795 "TRANSILLIAT" BORAGE/SUN WHITE/SHRUB	1 GAL/334 CITY
	CHRYSAEIRA MEXICANA SANDWICH	1 GAL/188 CITY
	"NEW DOG" LANTANA LANTANA "NEW DOG"	1 GAL @ 5' OC.
	SPURGEALCIA AMBROSIA GLOBE WALKER OPTION VERBENA RUBRA	1 . . . 5' OC.
	ACACIA PEDUNCULATA "DESERT JAGUET" "DESERT CARPET"	1 GAL @ 4' OC.
	IRCAMERIA LARICIFOLIA "SOLARIS" "SUNPENTHES BUSH"	1 GAL @ 5' OC.
	ROSEMARYS OFFICINALIS "HUNTINGTON CARPET" "HUNT ROSEMARY"	1 GAL @ 5' OC.
	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL @ 5' OC.
	FINCHES PER VINE	
	SURFACE SELECT BOUNDERS - TO BE SELECTED BY LARCH 222 PER PLAIN	

ATTACHMENT #5

H.C. Carver et al.

25501 County Rd
St. 4
Harris, Ariz
85631
Phone: (602) 954-
Fax: (602) 954-
www.311.com

AIRPARK DESIGN CENTER

• **CONTRIBUTOR** **WILLIAM**

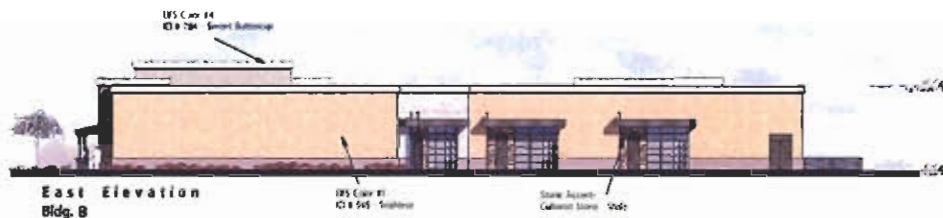
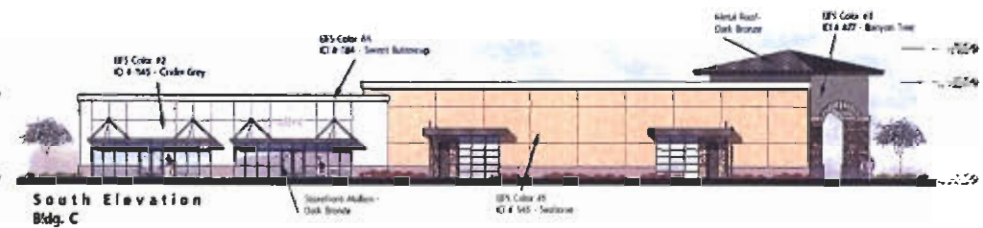
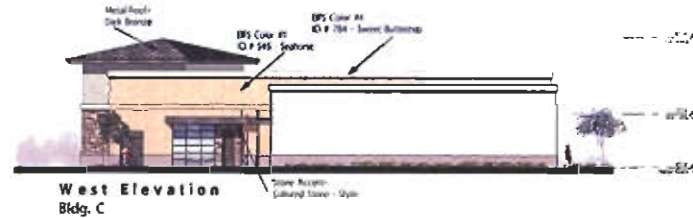
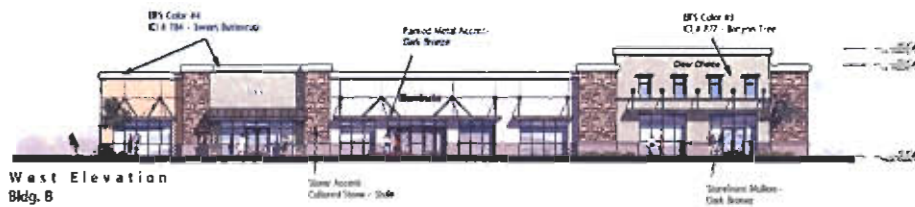


FBI LABORATORY
WASHINGTON, D.C.

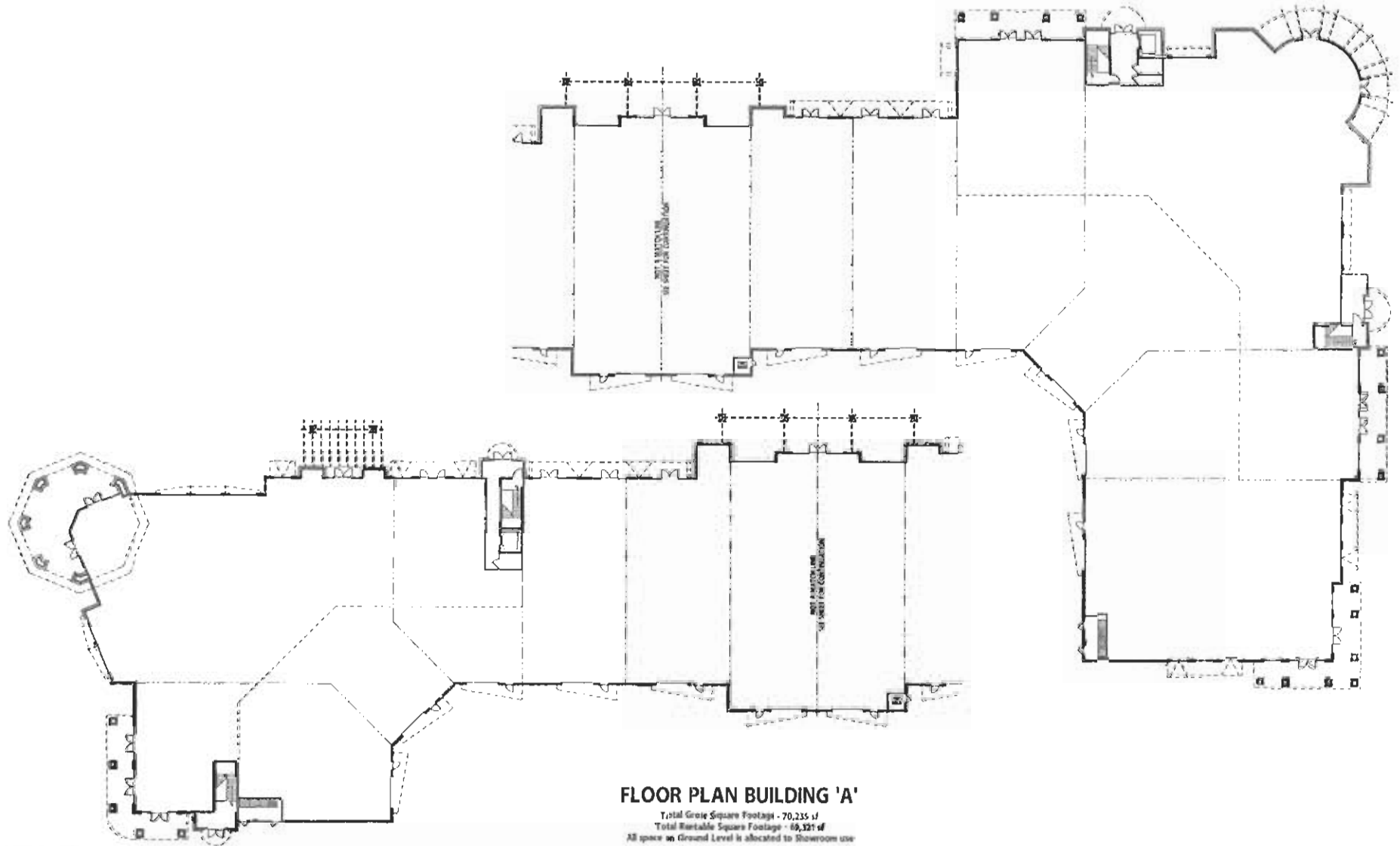
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16-DR-2005
REV: 5/5/2005

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16-DR-2005
REV: 5/5/2005



FLOOR PLAN BUILDING 'A'

Total Gross Square Footage - 70,235 sf
 Total Rentable Square Footage - 68,321 sf
 All space on Ground Level is allocated to Showroom use

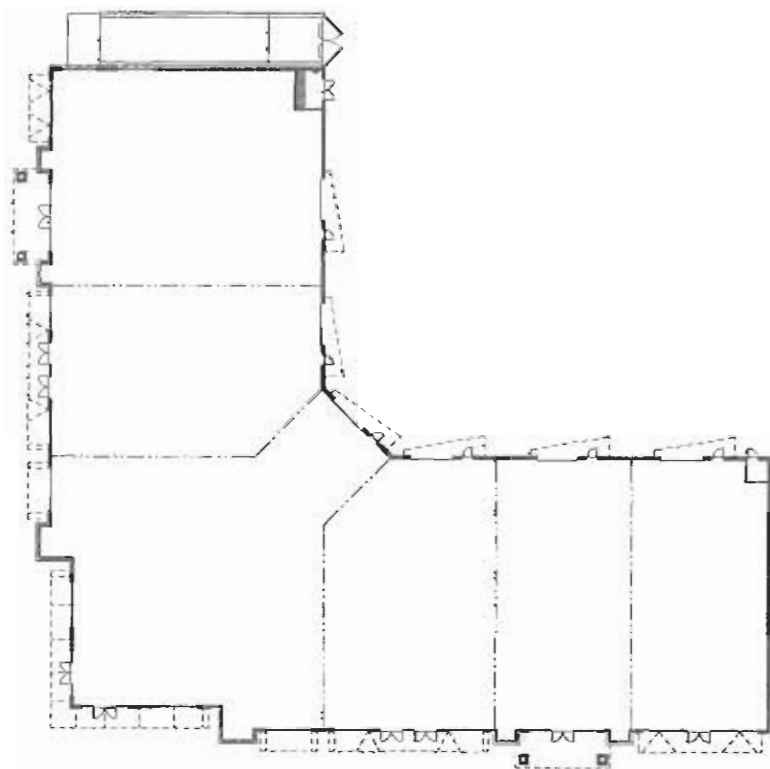
FLOOR PLANS

Total Gross Floor Area: 145,836
 Total Net Floor Area: 144,940

Airpark Design Center
 Scottsdale, Arizona

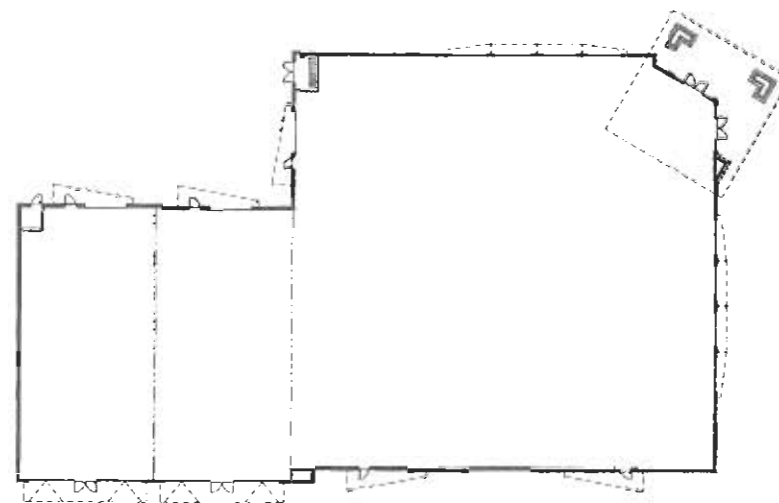
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16-DR-2005
 REV: 5/15/2005



FLOOR PLAN BUILDING 'B'

Total Gross Square Footage - 25,329 sf
 Total Rentable Square Footage - 25,329 sf
 Office use: 7,659 rsf (30%)
 Office use: 7,659 rsf (30%)
 Warehouse use: 17,670 rsf (70%)
 Warehouse use: 17,670 rsf (70%)



FLOOR PLAN BUILDING 'C'

Total Gross Square Footage - 21,446 sf
 Total Rentable Square Footage - 21,446 sf
 Office use: 6,434 rsf (30%)
 Office use: 6,434 rsf (30%)
 Warehouse use: 15,012 rsf (70%)
 Warehouse use: 15,012 rsf (70%)

340 Canyon Blvd.

Architectural
 Mechanical
 Electrical
 Plumbing
 Fire Protection
 Structural
 Landscaping
 Site Work

FLOOR PLANS

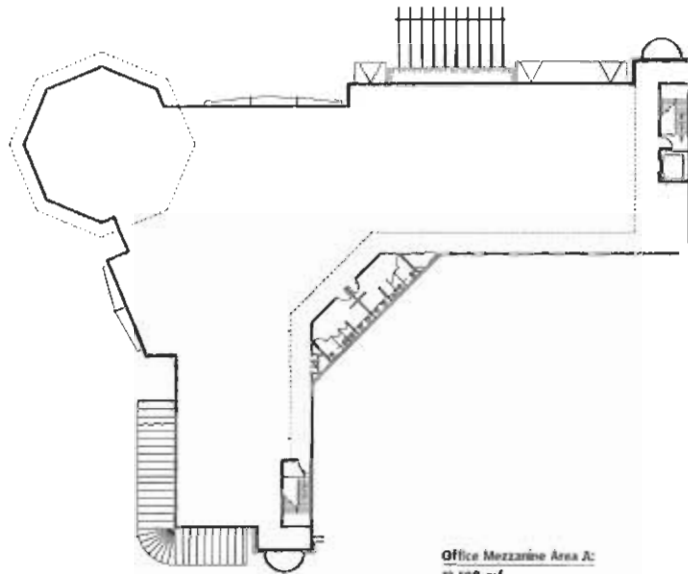
Total Gross Floor Area: 145,836
 Total Net Floor Area: 144,940

Airpark Design Center
 Scottsdale, Arizona

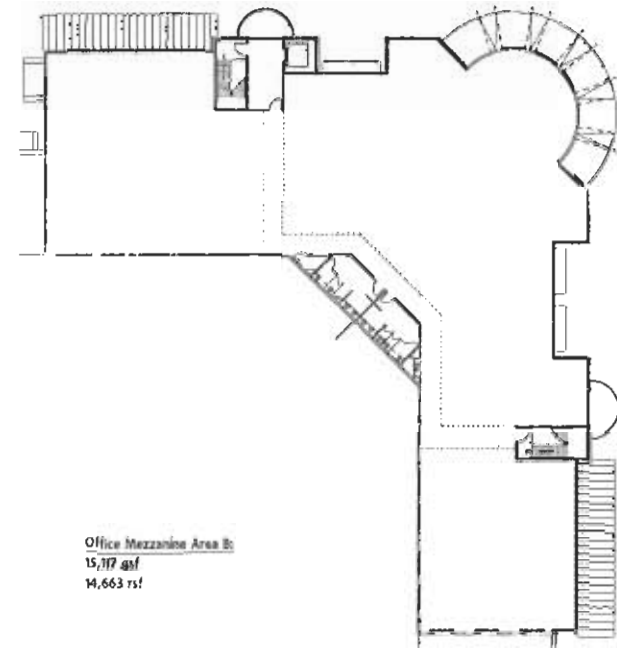
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REV: 5/5/2005



Office Mezzanine Area A:
13,309 gsf
13,077 rsf



Office Mezzanine Area B:
15,717 gsf
14,663 rsf

MEZZANINE PLAN BUILDING 'A'

Total Gross Square Footage - 28,826 sf
Total Rentable Square Footage - 27,740 sf
All space in mezzanine is allocated to Office use

CSB ConveyerMedia

CONVEYER MEDIA
DESIGN CENTER
SCOTTSDALE, ARIZONA
16-DR-2005
REV: 5/5/2005

FLOOR PLANS

Total Gross Floor Area: 145,836
Total Net Floor Area: 144,940

Airpark Design Center
Scottsdale, Arizona

DRB # - 16-DR-2005

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16-DR-2005
REV: 5/5/2005

Airpark Design Center
15425 Greenway-Hayden Loop
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3' CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

ATTACHMENT A

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☒ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☒ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Airpark Office/showroom Case 16-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DFD CornoyerHedrick Architecture with a staff date of 5/5/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DFD CornoyerHedrick Architecture with a staff date of 5/5/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DFD CornoyerHedrick Architecture with a staff date of 5/5/05.
 - d. Floor Plan, Floor Plan Worksheet, Hardscape Plan and Open Space Plan submitted by DFD CornoyerHedrick Architecture with a staff date of 5/5/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Provide a minimum of ten (10) foot wide base planting area including a combination of 5 foot wide planting strip and 5 foot wide sidewalk along the outer (street side) face of each building, to the satisfaction of City staff.

ATTACHMENT B

11. Provide berming against stormwater retention walls situated adjacent to site street frontages so no more than 5 feet of wall including parking lot screen wall is visible in order to reduce appearance of height of the walls to the satisfaction of City staff.
12. A maximum of 1,061 linear feet of the sites 2,121 foot street frontage shall be used for front yard retention areas, in accordance with the conceptual Grading and Drainage Plan by Hunter Engineering, staff dated 5/5/05.
13. Provide detailed volume worksheets and building cross sections with the final plans submittal demonstrating the site is in conformance with the allowable volume requirements of the zoning district.
14. Building height shall not exceed 36-feet in height measured as defined in the Scottsdale Zoning Ordinance.

SITE DESIGN:**DRB Stipulations**

15. Pedestrian connections between buildings and connecting to adjacent streets shall be as provided on site plan by DFD CornoyerHedrick Architecture with a staff date of 5/5/05.
16. Provide decorative paving areas as shown on the site plan at all locations where pedestrian sidewalks cross vehicle drive aisles.

OPEN SPACE:**DRB Stipulations**

17. In accordance with the project Open Space Plan, the developer shall provide a minimum of 109,000 square feet of open space, exclusive of parking lot open space, on the site.

Ordinance

- A. Submit a detailed site plan/open space worksheet with the final plans submittal.

LANDSCAPE DESIGN:**DRB Stipulations**

18. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy
19. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

20. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
21. The individual luminaire lamp shall not exceed 250 watts.
22. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
23. All exterior light poles, pole fixtures, and yokes, including bollards when utilized, shall be a flat black or dark bronze.
24. Incorporate into the project's design, the following:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the east, north and south property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 25. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 26. No exterior vending or display shall be allowed.
- 27. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 28. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- 1. At the time of review, the applicable zoning case for the subject site was: 63-ZN-1978.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

29. Site plan, dated 4/8/05, prepared by DFD Cornoyer Hedrick, dated 5/5/05 by City Staff.
30. Conceptual Grading and Drainage Plan, dated 5/5/05, prepared by Hunter Engineering, P.C., dated 2/18/05 by City Staff.
31. Preliminary Drainage Report, dated 2/10/05, prepared by Hunter Engineering, P.C., dated 2/18/05 by City Staff.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

32. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
33. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
34. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator. A written authorization from the City's Floodplain Administrator approving the use of underground stormwater storage shall be provided with Final Plan submittal.
 - (2) Drywells are not permitted.
- E. If this site is approved to install an underground storage tank to temporarily store and discharge stormwater runoff, improvements within the basins shall not reduce the capacity of the basins under the required volume. The developer storage shall comply with the following stipulations:
- (1) ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.
 - (2) RESPONSIBILITY OF MAINTENANCE. Before the approval of improvement plans by city staff, the developer shall provide the Project Quality/Compliance Division with written documentation that states the following:
 - The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.
 - The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.
 - (3) LIMITS OF INUNDATION. The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)
 - (4) BASIN CERTIFICATION. Stormwater storage basins/tank constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
 - As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - (5) REFERENCE PERTINENT CODE. The final drainage report shall:
 - Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.
 - Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)
 - (6) SIGNAGE. The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, " Notice Underground Storm water Storage Tank" The size, color and exact locations to be determined by city staff.
 - (7) TANK DRAINAGE. A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging to the property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
 - (8) MAINTENANCE. Underground storage tank is to be cleaned and drained after every rain event.

- (9) **INSPECTION.** Inspection of the underground storage system are required at least once a month and within 36 hours after a major storm. Inspections must be performed by an individual familiar with the onsite equipment such as a plumber.
- (10) **TANK SPECIFICATIONS.** The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing.
- (11) **O& M SCHEDULE.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit an Operations and Maintenance (O & M) Manual. The O & M shall:
- Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.
 - Include provisions for emergency operations due to power failure, pump failure, clogged outlet structures.
 - Include a maintenance log including a maintenance schedule for pump, tank/vault, inlet/outlet structures.
 - Upon request, copy of the maintenance log and a certified Letter of Inspection shall be delivered to the City of Scottsdale.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Greenway-Hayden Road	Minor Arterial	55' Half Street (existing)	Existing	Existing	Existing
76 th Street	Residential	30' Half Street (existing)	Existing	Existing	Existing

DRB Stipulations

35. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
36. Access to the site is provided by existing shared driveways on Greenway-Hayden Street and 76th Street.

Ordinance

- F. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

37. The developer shall provide a minimum parking-aisle width of 24 feet.
38. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Cross access easement	To be provided at shared driveways.

DRB Stipulations

39. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

40. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Greenway-Hayden Road and 76th Street except at the approved driveway location.

41. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

H. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

I. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

J. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

42. Eight (8) single refuse enclosures or four (4) double refuse enclosures, or an equivalent combination are required for this development. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

43. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

K. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

L. Underground vault-type containers are not allowed.

M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

45. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

46. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

47. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

48. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance**LOCATION & CLEARANCE.**

P. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

Q. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

49. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]